

18 July 2022



# MASTER PLANNING CITY FACILITIES & PARKS

Fire/EMS, Police, and
Municipal Services Facility
FIT & FEASIBILITY PLANNING
Study Process, Findings and
Outcome Recommendations

#### PROCESS & RECOMMENDATIONS

What we did and what we learned through our original study efforts

What we studied further in order to conceive executable, coordinated plans

What we are recommending including project scopes and phasing, and other actions



# What We Did & What We Learned

Original Fit & Feasibility Study Process & Findings March 2022

### SITE SELECTION



2019

#### **GRANDVIEW HEIGHTS**

**COMMUNITY PLAN** 

November 4, 2019







#### **GRANDVIEW HEIGHTS**

**CIVIC SPACES AND PLACES PLAN** 

FEBRUARY 2019







### SITE SELECTION

#### **GRANDVIEW HEIGHTS**

CIVIC SPACES AND PLACES PLAN

FEBRUARY 2019



Vision Statement: Grandview Heights is a dynamic urban community that is rich in civic and pedestrian life, committed to multi-modal connectivity, well-maintained, and provides quality public services. Our residential neighborhoods are affordable and diverse. Our businesses are physically and socially a part of the community, and the City, School District, and Library are partners in providing the community with civic amenities and lifelong learning opportunities.



### SITE SELECTION

#### **Municipal Campus**

The site layout illustrated here has been developed based on input from the Civic Spaces & Places Steering Committee and resulting in the following urban design principles:

- · Setting the Municipal Building back from Grandview Avenue to establish the gateway green space
- · Vertical build-up of the Municipal Building to maximize open space
- · Creating flexible event/recreation spaces that can host a variety of activities for all age groups
- · Reinforce pedestrian connections between Wyman Woods, Wallace Gardens, and the Municipal Center
- · Multiple paved plazas and landscaped event spaces to allow different activities at the same
- Safe ingress/egress for fire trucks/emergency vehicles on Douglas street
- · A promenade with permanent covered, open, and closed structures that can host community events such as festivals, workshops, and farmers markets year-round.
- · Leveraging on street and off-street parking to support program needs and preserve existing community open space.





WALLACE **GARDENS** 



### SITE DUE DILIGENCE

Survey | No easements, property line, major underground utilities or other issues discovered. Site all one parcel. Zoned P – Parkland, will require rezoning.

Haz Mat | No contamination discovered that is expected to require soil disposal as hazardous waste. Only low-level lead-based paint is present – GC permitted to remove, no special hazardous abatement required.

Geotechnical | Some uncontrolled fill that will require attentive structural design; additional testing may minimize cost impact.

### GUIDING PRINCIPLES

 Right Project, Right Price Financial Capacity & Best Value Functional Needs Today + Smart Room for Growth · Leverage Comprehensive, Detailed Estimating

# CONSULTANT SELECTION

#### **Design Team**

**Erdy McHenry Architecture** 

Scott Erdy, FAIA, LEED AP David McHenry, FAIA, LEED AP Kevin Aires, AIA, LEED AP BD+C Kira Lehman

MCL Studio

Mimi Campbell Leitzel

MKSK Studio

Timothy Schmalenberger, FASLA

AEC

Colin Todd, PE, LEED AP, CEM Kevin McCaughey Ade Obisesan

Korda

Patrick W. Carney, PE, SE, LEED AP Chris Fleming

Mull & Weithman Architects, Inc B.J. Mull, AIA, CSI, CCS, LEED AP

Harris Architects
Bruce Harris, AIA, NCARB

Elford, Inc. Dan Weis Dexter Housman Design Principal Managing Principal Project Manager Project Architect

Program Verification
Principal, Programming Consultant

Landscape Design Principal, Landscape Architect

MEP/FP/IT Engineer Project Manager, HVAC Lead designer Electrical Lead Designer IT Lead Designer

Structural and Civil Engineer Structural Engineer Civil Engineer

Public Safety, Police and Fire Specialists

Design Planning Consultant

Logistic Consultant President & CEO

Pre-construction/Cost Estimator Director Director of Estimating



MONOGRAPH 2020 Erdy McHenry Architecture marks 20 years!



WORK PRACTICE

AIA FIRM AWARD MONOGRAPH 2020





Mull & Weithman Architects are nationally recognized leaders in Public Safety Design.





# BENCHMARK TOURS

City of Columbus Police Sub-Station

Bexley Police Station

Marysville Police Headquarters

**Dublin Department of Justice** 

**Newark Fire Station** 

Columbus Fire Station #16

Columbus Fire Station #35

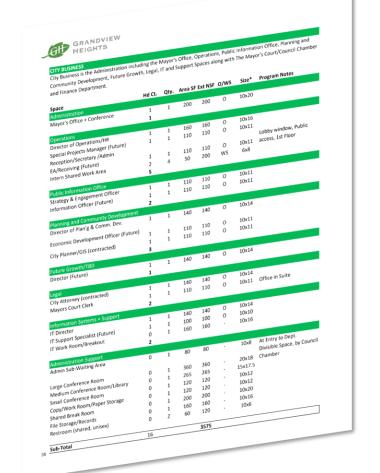
Norwich Township Municipal Building

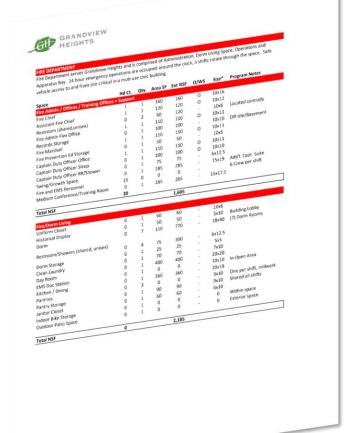
Marysville Municipal Building

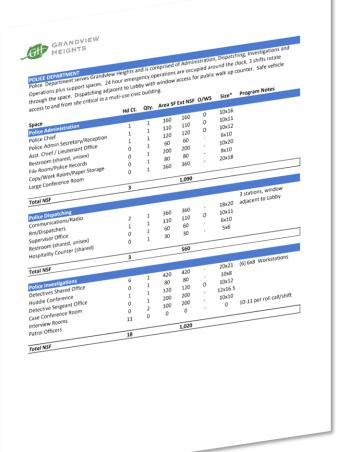
New Albany Council Chambers



# DETAILED PROGRAMS





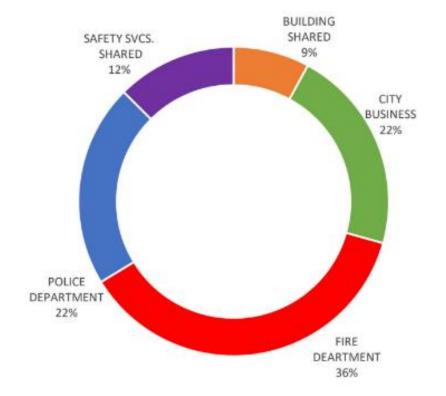


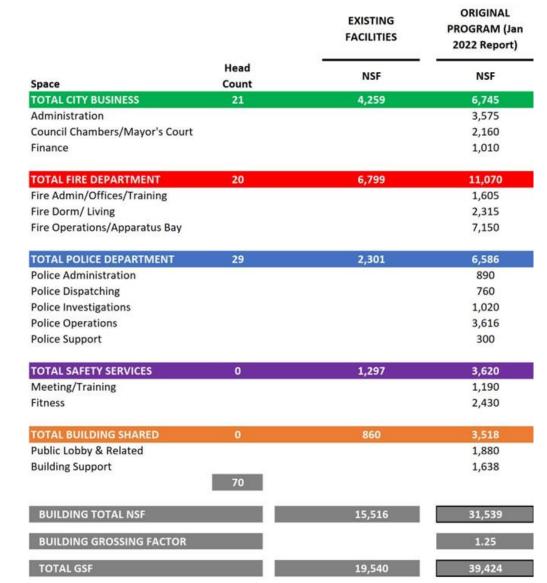


#### PRELIMINARY PROGRAM SF

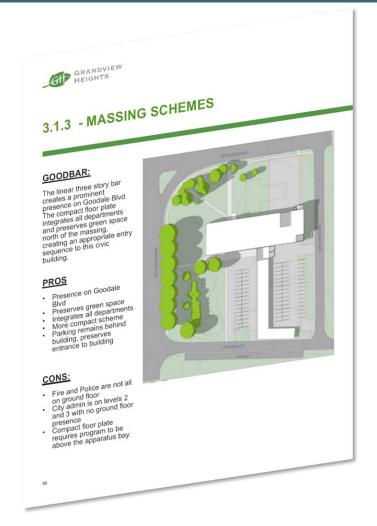
41,300 SF per Concept Layout 95 Parking Spaces

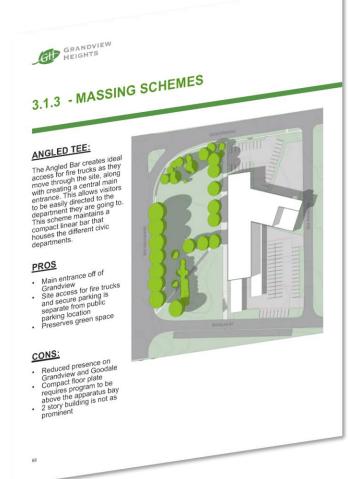
GRANDVIEW HEIGHTS

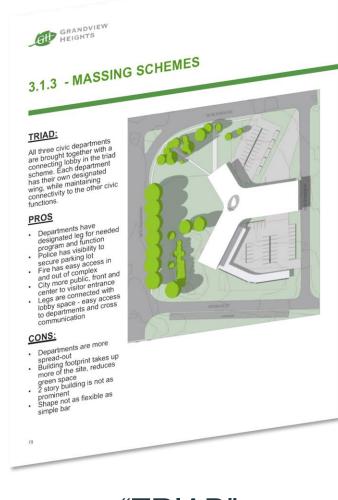




# SITE LAYOUT CONCEPTS







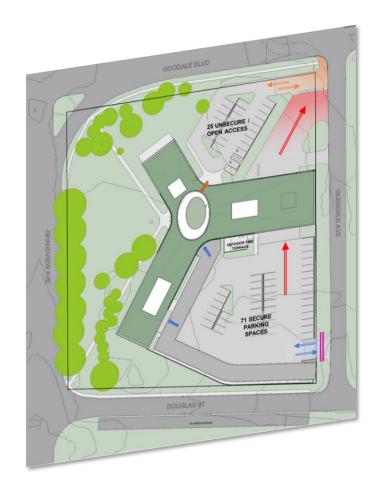


"GOODBAR"

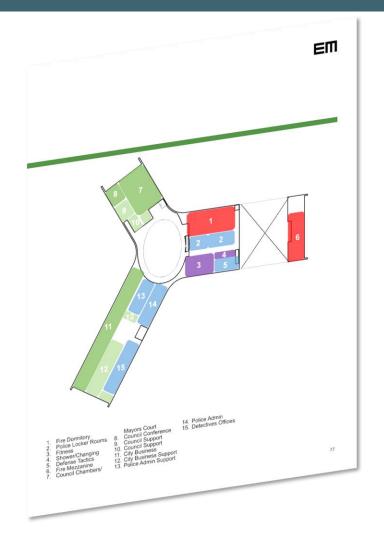
"ANGLED TEE"

"TRIAD"

# DEPARTMENT ADJACENCIES









**TRIAD** 

# TECHNICAL NARRATIVES

The City of Grandview Heights is planning for a new Municipal Building to serve as a combined The City of Grandview Heights is planning for a new Municipal Building to serve as a combined police station, fire station and home to city administrative offices and government. The building police station, tire station and nome to city administrative offices and government. The building will become a replacement to their current facility on Grandview Avenue that was built in phases will become a replacement to their current facility on Grandview Avenue that was built in phases from 1922-1963. The new site for the Municipal Building is bound by Goodale Blvd, Grandview rrom 1922-1963. The new site for the Municipal Building is bound by Googale Blva, Grandview Avenue, Douglas Street, and Glendale Avenue. The project is to include demolition of all exists. Avenue, Douglas Street, and Glendale Avenue. The project is to include demolition of all exist-ing buildings on that site and provide for related site infrastructure, landscape and hardscape iming buildings on that site and provide for related site infrastructure, landscape and provements to support its functions and presence on this major City intersection.

The desire is to create state-of-art police and fire facilities within a municipal structure that rises the desire is to create state-or-an police and lire facilities within a municipal structure that rises to the standards of the city's peers in the region. The building should represent a forward-think properties to the standards of the city's peers in the region. to the standards of the city's peers in the region. The building should represent a torward-think ing aesthetic that is balanced by the architectural traditions found within the city. The resulting ing aesthetic that is balanced by the architectural traditions found within the city. The resulting facility must also be fiscally responsible, durable, resilient, highly functional, safe and secure, tacility must also be fiscally responsible, durable, resilient, nighty functional, sare and secure sustainable, promote community equity, and allow the city to maintain its high quality of ser-

The following is intended to define the Architectural Systems of the project for the purposes of The following is intended to define the Architectural Systems of the project for the purposes of pricing and directing future design work. Finishes and fit-out materials should be durable and pricing and directing ruture design work. Finishes and fit-out materials should be durable and represent high quality without being ostentatious. Separate narratives have been created for represent high quality without being ostentatious. Separate narratives have been created for Civil, Structural, Mechanical, Electrical and Plumbing systems as well as Landscape. A separate CIVII, STRUCTURAL, Mechanical, Electrical and Humbing systems as well as Landscape, A design narrative has also been issued for Fire and Police specific space requirements.

#### II. CODES, REGULATIONS AND DESIGN STANDARDS

APPLICABLE BUILDING CODES AND STANDARDS: OHIO BUILDING CODE 2017, effective November 1, 2017; with amendments 8/1/2018
 Add to the continued Building Code (IBC) with amendments

- OHIO BUILDING CODE 2017, effective November 1, 2017; with amendment
  adopts 2015 International Building Code (BC) with amendments
  ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2009 OF OHIO
- ACCESSIBLE AND USABLE BUILDINGS AND FAGILITIES 2009 OF ONIO
   adopts A117.1, 2009 with amendments
   OHIO ELEVATOR RULES, effective March 15, 2012; with amendments 8/1/2018
- 2017 OHIO ENERGY EFFICIENCY CODE per Chapter 13 of OBC.
   2012 International Energy Conservation Code (IECC) or the 2010 ASHRAE 90.1
   OHIO PLUMBING CODE 2017, effective November 1, 2017; with amendments 8/1/2018
- adopts 2015 International Plumbing Code (IPC) with amendments adopts 2013 international Flumbing Code (IFC) with amenda OHIO MECHANICAL CODE 2017, effective November 1, 2017 UTIO MECTANIOAL COUR 2017, effective November 1, 2017
  adopts 2015 International Mechanical Code (IMC) with amendments
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- acopts zu 19 international infechanical code (if
   NATIONAL ELECTRICAL CODE 2017 OF OHIO O BUODES 19FFA 7U, 2017 with amenoments

  NATIONAL FIRE ALARM AND SIGNALING CODE 2016 OF OHIO

  arronto NEDA 79 2016 (CARMAN AND SIGNALING CODE 2016 OF OHIO)
- adopts NFPA 72, 2016 without amendments

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Grandview Heights Municipal Building ARCHITECTURAL DESIGN NARRATIVE

Page 2 of 14

GH GRANDVIEW HEIGHTS CIVIL

The following systems are included in the Civil Engineering Design:

- a. Site Demolition
- b. Site Utilities
- c. Site Grading

- The existing buildings located in the maintenance and storage facility for the City
   The existing buildings located in the maintenance and storage facility for the City
   The existing buildings located in the maintenance and storage facility for the City The existing buildings located in the maintenance and storage facility for the City will be removed. Excavations shall be backfilled with suitable soil, compacted in appropriate with the project pro 2. Provide additional sediment and erosion control fencing to denote all wetland Provide additional sediment and erosion control tencing to denote all wetternot provided additional sediment and erosion. These areas should include a 50-foot tenth and the provided during construction. These areas should include a 50-foot tenth of the provided during construction harriage and wetternot finite as delineated by a licensed tenth of the provided during the provided d
- areas to be protected during construction. These areas should include a 50-foot buffer between protective barriers and welland limits as delineated by a licensed buffer between protective barriers and welland limits as 3. The existing Grandview Heights Senior Center will be maintained during the initial phase of the project and then demoliphed in a future project when the project and the pr putter between protective partiers and website in the professional and verified by the US Army Corps of Engineers.
- The existing Grandview Heights Senior Center will be maintained during the initial
  phase of the project and then demolished in a future project when their new facility
  is completed. This building and adjacent parking will need to be protected during
  construction and allow for vehicrular and nedestrian circulation at all times
  construction. is completed. This building and adjacent parking will need to be protected construction and allow for vehicular and pedestrian circulation at all times.

- Juliety Premioval and representation
   All utility lines and utility Structures lying within the proposed building footprint will be canned and represent or filled in plane. Services to the existent parameters will be canned and represent or filled in plane. a. All utility lines and utility structures lying within the proposed building footprint will be capped and removed or filled in place. Services to the existing garage buildings will need to be removed back to the public mains. Utility Removal and Relocation
- a. A new 6-inch sanitary service will be extended from the building to the public main broated in Claratella Angura. The angular language is a character of new control of Claratella Angura. a. A new 6-inch sanitary service will be extended from the building to the public ania located in Glendale Avenue. The service line should be sloped at 2.08%, and have a minimum of 4 feet of cover. The length of the service will be service and anial of the service service of the services between 200 and 300 feet depending on the final location of the services leaving the building. 2. Sanitary Sewer Service
- b. The sanitary main is shown on Glendale Avenue on the 2002. Kellam The sanitary main is shown on Glendale Avenue on the 2002, Kellam Associates drawings for the new salt barn. The City of Columbus index maps to the control of the main is not available an Bunch visible on the sanitary main. Associates drawings for the new salt barn. The City of Columbus index maps do not show this sanitary main. If this main is not available, an 8-inch public main extension will be remained in Clandala. This should be located in the course main extension will be remained in Clandala. do not show this sanitary main. If this main is not available, an 8-inch public main extension will be required in Glendale. This should be located in the early mains of the project desired to confirm content to the confirmation.
- stages of the project design to confirm connection location.

  c. Sanitary capacity charges should be anticipated for the new service based on the domestic water service line size. Credits will be provided for disconnecting the overland water and course sequence. main extension will be required in Glendale. Ins should be stages of the project design to confirm connection location.
- the existing water and sewer services.
- Yuliding vivaler Service lines.

  1) The new building will have a domestic water service and a fire protection.

  1) The new building will have a domestic water service and a fire protection of the state of the service water service. Based on typical buildings of this size, we estimate the lines to be a service of the service water main is water service. The service water main is water to service and a service of the service water main is water to service water and a service water to service wate Building Water Service lines. water service. Based on typical buildings of this size, we estimate the lines to be 3-inch domestic and a 6-inch fire. An existing 8-inch water main is the former of the control of the c to be 3-men cornestic and a 0-men me. A located in the Douglas Street right of way.

October 13, 2021 Korda File: 2021-0514

Grandview Heights Municipal Building Planning Study Narrative - Issue 1

PLANS, SEALANT LOCATED PER TCNA HANDBOOK PLANS, SEPLANT LUCATED FER TURN FUNDATION.
FITNESS AREAS — RESILIENT ATHLETIC RUBBER FLOORING

- \*\*\* SWB (ON 3-5/8", 20 GA STEEL STUDS @ 16" O.C.) WITH LEVEL 5 FINISH, PAINTED WITH 1 COAT PRIMER / 2 COAT FINISH WITH 1 COAT PRIMER / 2 COAT FINISH
  COMMON LOBBIES, ELEVATOR LOBBIES, AND GENERAL AMENITY SPACES – ALLOW
  FOR SPECIAL, PREMIUM FINISHES
  FOR SPECIAL, PREMIUM FINISHES
- MMON RESTROOMS AND LOCKER ROOMS

  5 88" MOISTURE-RESISTANT GWB (ON 3-58", 20 GA STEEL STUDS @ 16" O.C.).

  PAINTED WITH 1 COAT PRIMER? 2 COAT FINISH

  OF MICHOELEDAMO CHEMIAN THE HAVELINGE AN OPPOSITE OF THE COAT FINISH. COMMON RESTROOMS AND LOCKER ROOMS
  - PAINTED WITH 1 COAT PRIMER / 2 COAT FINISH

    60° HIGH CERAMIC SUBWAY TILE INCLUDE ALL SPECIAL TRIMS, BULLINOSE,
    INSIDE/OUTSIDE CORNERS, INTEGRATED COVE BASE, SEALANT LOCATED PER
    INSIDE/OUTSIDE CORNERS, INTEGRATED COVE BASE, SEALANT LOCATED PER
    TOMA HANDROCK
  - TCNA HANDBOOK
  - 1/2" CEMENT BOARD (ON 3-5/8", 20 GA STEEL STUDS @ 16" O.C.) 1/2" CEMENT BOARD (ON 3-5/8", 20 GA STEEL STUDS @ 16" O.C.)
     CERAMIC SUBVITLE (FULL HEIGHT) - INCLUDE ALL SPECIAL TRIMS,
     CERAMIC SUBVIDED CONNERS, INTEGRATED COVE BASE,
     BULLNOSE, INSIDEOUTSIDE CONNERS, INTEGRATED COVE BASE,
     BULLNOSE, TOTAL HANDROPK
     EAN ANT LOCATED DED TONA HANDROPK
     CAN ANT LOCATED DED TONA HANDROPK
- SEALANT LOCATED FER TCNA HANDBOOK
  FULL HEIGHT STOREFRONT GLASS DEMISING WALLS AND DOORS BETWEEN
- CORRIDOR AND LOUNGES

  BASE -4" RUBBER (STRAIGHT BASE AT CONCRETE, CARPET, AND TILE; COVE BASE AT VINYL FLOORS
  FULL HEIGHT STAINLESS STEEL CORNER GUARDS AT HIGH TRAFFIC AREAS ON STUD
  FOR MEN WALL'S
- FRAMED WALLS
  STC 55 (ACHIEVE WITH ASYMMETRICAL RC-1 CHANNEL AS OUTLINED IN STC TEST
  NI BIRBER DRI. TI. 97. (FEE)

- DRYWALL "ZIP STRIP" AT INTERSECTION WITH EXPOSED CONCRETE.
   FIRE AND ACOUSTICAL SEALANT AS REQUIRED (RE: PARTITION SCHEDULE)
   GWB, FAMING AND INSULATION SCHEDURED FERMETER EXTERIOR WINDOWS AND BELOW
   FIRE AND ACOUSTICAL SEALANT AS REQUIRED FOR TEMANT FLOUT
   GWB EXCLOSURES FOR ALL PERIMETER AND INTERIOR COLUMNS TO BE PROVIDED GWB EXCLOSURES FOR ALL PERIMETER AND INTERIOR COLUMNS TO BE AS PART OF TEMANT FIT-OUT.

- CELLINGS: 5/8° GWB, PAINTED WITH 1 COAT PRIMER / 2 COAT FINISH
- 59° GWB, PAINTED WITH 1 COAT PRIMER / 2 COAT FINISH
  COMMON LOBBIES, ELEVATOR LOBBIES, AND GENERAL AMENITY SPACES –
  SUSPENDED WOOD CELLINGS WITH LIGHT COVES SUSPENDED WOOD CEILINGS WITH LIGHT COVES
  COMMON RESTROOMS AND LOCKER ROOMS - 58° MOISTURE-RESISTANT GWB,
  PAINTEN WITH 1 COAT PRIMED 7 2 COAT EINIGH

- PAINTEU WITH 1 COAT PRIMER / 2 COAT FINSH
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  FOR MATTER PROPERTY OF THE PROPERTY OF HINESS AREAS — UIRECT ATTACH WUUD FIBER CEMENTITIOUS CEILING
   FRAMELESS ACCESS DOORS IN GWB CEILINGS - COORDINATE LOCATIONS AND
   ALICAMENTS WITH A DOLITECT
   ALICAMENTS WITH A DOLITECT
- FRAMELESS ACCESS DOORS IN GWB CEILINGS COORDINATE LOCATIONS AND
  ALIGNMENTS WITH ARCHITECT
  IN OPTION A', GLOSSY 1" X 1" MOSAIC TILE WITH GOLD ACCENT AT AMENITY SPACES

  IN OPTION A', GLOSSY 1" X 1" MOSAIC TILE WITH GOLD ACCENT AT AMENITY SPACES

- WELDED HM FRAMES (TYPICAL THROUGHOUT BUILDING)
   3' X 7' DOORS (UNLESS NOTED OTHERWISE) RATED. SOLID CORE WOOD DOORS WITH TRANSPARENT FINISH BAMBOO VENEER, WELDED FRAMES, SPRING HINGES MEETING
  - 1199\_GVH Architectural Narrative.docx

Grandview Heights Municipal Building ARCHITECTURAL DESIGN NARRATIVE

page 6 of 14



# IMPLEMENTATION PLAN

- Consider minimal remodel to Grandview Center to accommodate temporary offices for Finance Department & Parks and Rec Department, or otherwise accommodate elsewhere
- Upgrade McKinley Shelter to replace Grandview Center activity space
- Relocate Salt, Storage, and Break Functions
- Demo old Service Center Buildings (and Grandview Center, if not being used for temp office space)
- 5. Build New Municipal Building
- Relocate Police, Fire, Administration inc, Finance, Council and Parks & Rec staff into new building
- Demo old Parks & Rec Building and finalize site improvements for new Municipal Building Campus
- Undertake Parks Master
   Planning, including planning for
   long-range future for 1016
   Grandview Avenue (may occur at
   any time)
- Complete interim measure for 1016 Grandview Avenue; prep for short-term use and (future) mid - and long-term investments to be evaluated through Parks Master Planning process

SITE EXTENTS

TO BE DEMOLISHED

SIDEWALK IMPROVEMENT

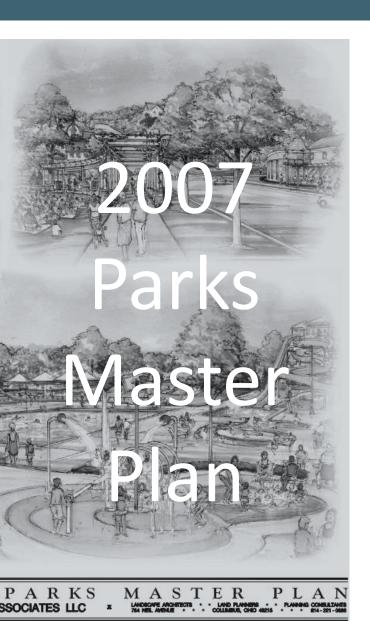




#### PARKS & REC RELOCATION

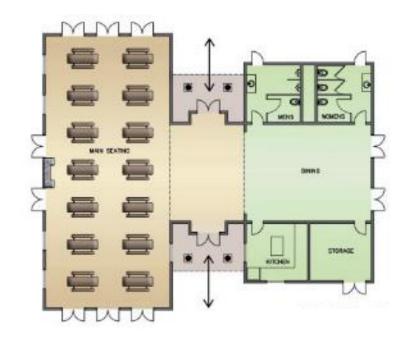
- Wallace Gardens Along GV Ave: not preferred per Community Plan
- Buck Park: no room without compromising other functions
- Acquire New Property Along Goodale: availability & tax base impact
- Renting for an Indeterminate Period: need long-term solution
- Top of Hill / 1016 GVAve: existing functions must be relocated first
- McKinley Field Shelter House Site: CHOSEN STRATEGY

















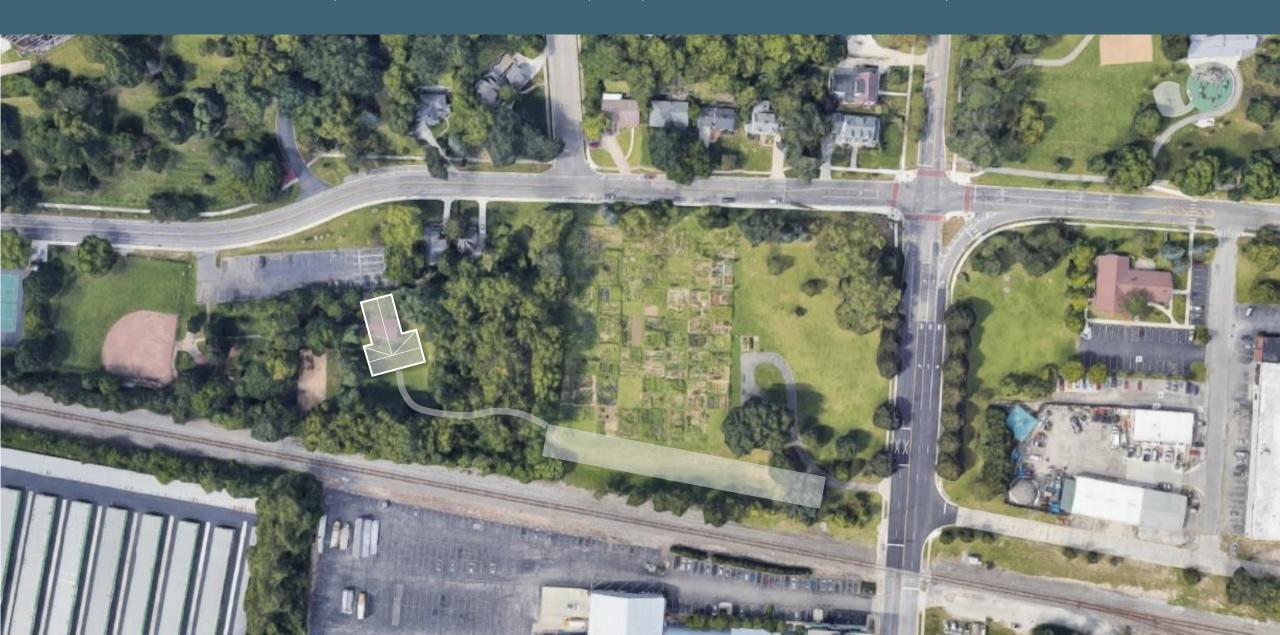


Underutilized Spaces

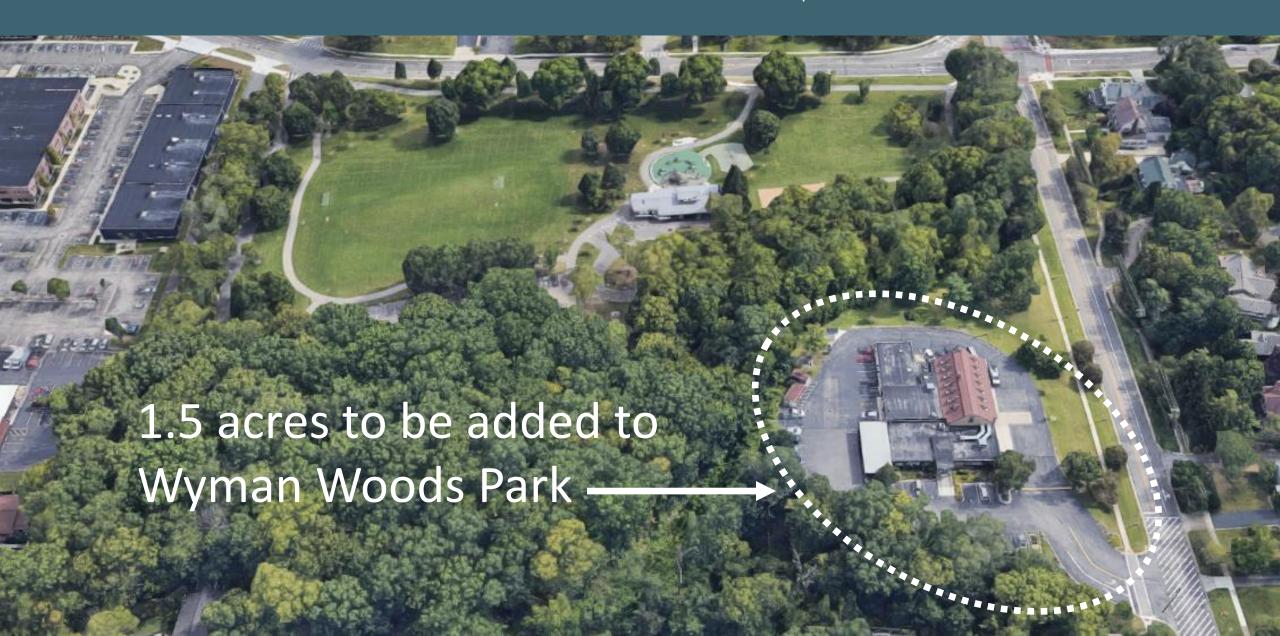




# INITIAL SCALE FIT PLAN



# Wyman Woods Expansion



# DETAILED ESTIMATES



				12/3/2021 7:42 AM P
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and the				
3000 Signal Premeption Upgrades				
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					12/3/2021 7:30 AM Page
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614.482.4000 - Fax 614.481-4000				Total Cost/Unit	Total
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101 Temporary Provisions 010000 GENERAL REQUIREMENTS	014000				5,000
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OFMERAL REQUIREMENTS				900.00 ICY	1,800
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Budwist GOOWERSTS  DESCRIPTION OF THE STREET	033000 033000 033000 033000	2,00 CY 23,00 CY 109,00 CY 44,00 CY 2,00 CY		900.00 /CV 500.00 /CV 450.00 /CV 1,200.00 /CV 8,00 /CV 8,00 /CV	1,600 11,500 49,000 52,800 2,400 137,344 51,430 53,650 157,169
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Total Park Stromers (1997)  Total Tempers by Promisers  Suiting Structure  DODG COCKET  Favorable Wish  Exercised Wish  Exerci	633000 633000 633000 633000	2,50 CY 23,00 CY 109,00 CY 44,00 CY 2,00 CY 17,168,50 SF 5,143,50 SF 2,146,50 SF		900.00 /CV 900.00 /CV 450.00 /CV 1,200.00 /CV 8.00 /SF 90.00 /SF 25.00 /SF 8.13 /SF 55.00 /SF	1,600 11,500 49,000 52,800 2,400 137,344 51,430 53,650 157,169
Todaya Incomments  20 Temporary Pressures  2000COCOCRETE  Favorary Novembers  2000COCOCRETE  Favorary Novembers  Favorary Novembers  2000COCOCRETE  2000COCCRETE  2	033000 033000 033000 033000 033000 033000 033000	2,50 CY 23,00 CY 109,00 CY 44,00 CY 2,00 CY 17,168,00 SF 5,143,00 SF		900.00 /CT 900.00 /CT 450.00 /CT 1,200.00 /CT 8,00 /GF 10,00 /GF 10,00 /GF	1,000 48,000 52,000 2,400 37,342 53,400 53,000 57,169 6,200 645,093
Todaya Incomments  20 Temporary Pressures  2000COCOCRETE  Favorary Novembers  2000COCOCRETE  Favorary Novembers  Favorary Novembers  2000COCOCRETE  2000COCCRETE  2	633000 633000 633000 633000	2,50 CY 23,00 CY 109,00 CY 44,00 CY 2,00 CY 17,168,50 SF 5,143,50 SF 2,146,50 SF	8	900.00 /CV 500.00 /CV 1,200.00 /CV 1,200.00 /CV 1,200.00 /CV 8.00 /SF 90.00 /SF 8.13 /SF 25.00 /SF 8.13 /SF 25.00 /SF	1,600 11,500 40,050 52,800 2,400 137,344 51,420 53,650 157,169 8,250
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# ESTIMATED PROJECT COSTS

	Estimated Project Costs
Fire/EMS, Police, and Administrative Services Facility	\$34.3M
New "Grandview Center" at McKinley Field Park	\$4M
Address Site at 1016 Grandview Avenue	\$1M
Total Estimated Costs	\$39.3M

Market conditions have driven construction costs higher by 30% over the past year.

Year over year escalation projections are further impacting anticipated costs due to ongoing high inflation. Construction experts are predicting a leveling off in 2023, but no anticipated return to previous prices.

# FINANCIAL CAPACITY

	Estimated Project Costs	Budget Capacity
Fire/EMS, Police, and Administrative Services Facility	\$34.3M	\$27M - \$30M
New "Grandview Center" at McKinley Field Park	\$4M	\$3M - \$4M
Address Site at 1016 Grandview Avenue	\$1M	Up to \$1M
Total Estimated Costs vs. Budget Capacity	\$39.3M	\$31M - \$35M

# **OVER BUDGET OF (\$4.3M to \$8.3M)**

Market conditions have driven construction costs higher by 30% over the past year. Year over year escalation projections are further impacting anticipated costs due to ongoing high inflation. Construction experts are predicting a leveling off in 2023, but no anticipated return to previous prices.

# What We Studied Further

Extension of EM / Mull & Weithman Contract to Evaluate Scope & Budget Alignment Strategies May - July 2022

#### FURTHER STUDY | ACTIVITIES

- 1
- Fire/EMS, Police, and Municipal Services Facility
- Critical Program and Financial Capacity Alignment
   Prioritization of needs today combined with flexibility for the future
- Alternative Solutions
  - 1 Existing Building and Site Renovation/Addition Potential
  - 2 Simplified Geometry, Fit & Finish Concept for Grandview/Goodale Site
- Revised Cost Projections
  - Based on "Goodbar" Scheme from original study that was refined and re-estimated



#### FURTHER STUDY | ACTIVITIES

#### **Supportive Projects**

- New "Grandview Center" at McKinley Field Park
  Space needs, adjacency diagram and location/site concept
- "Top of the Hill" Wyman Woods Park Expansion
  Returning this exceptional land to the community, with future uses to be collaboratively developed through a Parks & Recreation Master Planning Process
- Mixed-Use Corridor: Goodale West Area Planning
   Co-creating a vision of the future for the adjacent area with the community



### PLANNING TEAM



#### A/E DESIGN TEAM:

Scott Erdy, FAIA – Erdy McHenry Architecture

Bradley J. Mull, CSI, CCS, - Mull & Weithman Architects, Inc. (Fire & Police Design)



Colin Todd, PE, LEED AP, CEM – AEC (MEP Engineering)



Chris Fleming, PE, LEED AP – Korda (Civil and Structural Engineering) KORDA



Tim Schmalenberger, FASLA – MKSK (Landscape Architecture) MKSK

Don Anderson - Elford (Cost Estimating and Logistics)





#### **STUDY SCOPE:**

What is the minimum advisable program?

Would reusing the existing building and site be advisable?

**Existing Facility Reuse Evaluation** 

**Existing Site Fit and Feasibility Evaluation** 

What is the right project at the right investment level for the City of Grandview Heights?

**Revised Proposed Program Fit and Feasibility Recommendations** 





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#### **FINAL PROGRAM ADJUSTMENTS**

1	`

		EXISTING FACILITIES	ORIGINAL PROGRAM (Jan 2022 Report)	FINAL VE PROGRAM	% Growth (Existing to Final)	Program VE Delta	% reduction from Original Program
Space	Head Count	NSF	NSF	NSF		NSF	
TOTAL CITY BUSINESS	21	4,259	6,745	5,980	40%	-765	-11%
Administration		,	3,575	2,890		-685	
Council Chambers/Mayor's Court			2,160	2,120		-40	
Finance			1,010	970		-40	
TOTAL FIRE DEPARTMENT	20	6,799	11,070	9,835	45%	-1,235	-11%
Fire Admin/Offices/Training			1,605	1,605		0	
Fire Dorm/ Living			2,315	2,180		-135	
Fire Operations/Apparatus Bay			7,150	6,050		-1,100	
TOTAL POLICE DEPARTMENT	29	2,301	6,586	6,244	171%	-342	-5%
Police Administration			890	890		0	
Police Dispatching			760	760		0	
Police Investigations			1,020	820		-200	
Police Operations			3,616	3,514		-102	
Police Support			300	260		-40	
TOTAL SAFETY SERVICES	0	1,297	3,620	2,430	87%	-1,190	-33%
Meeting/Training			1,190	0		-1,190	
Fitness			2,430	2,430		0	
TOTAL BUILDING SHARED	0	860	3,518	3,018	251%	-500	-14%
Public Lobby & Related			1,880	1,580		-300	
Building Support	70		1,638	1,438		-200	
BUILDING TOTAL NSF		15,516	31,539	27,507	77%	-4,032	-13%
BUILDING GROSSING FACTOR			1.25	1.25	I	0	
TOTAL GSF		19,540	39,424	34,384	76%	-5,040	-13%





#### **FINAL PROGRAM ADJUSTMENTS**

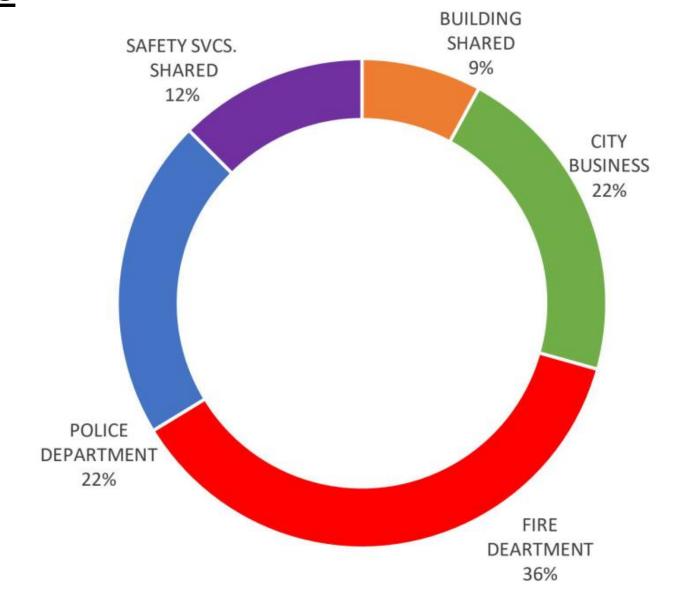
1

 Police, Fire and Public Safety Growth account for 87% of program growth

**Existing Facilities: 19,540 SF** 

Planned Facility: 34,400 SF

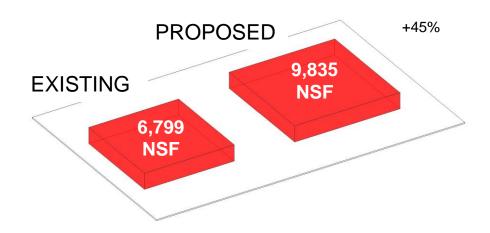
77% Growth Needed



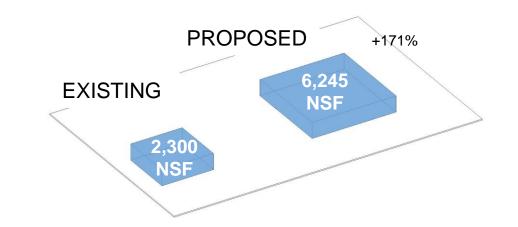




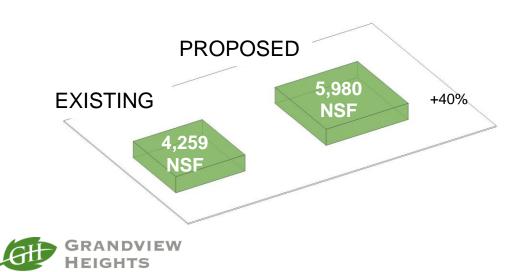
#### FIRE/EMS DEPARTMENT



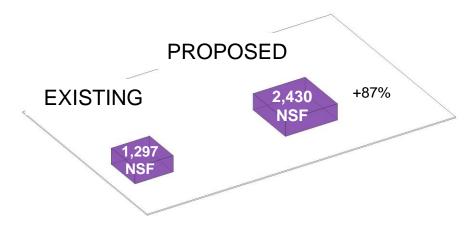
#### POLICE DEPARTMENT



#### MUNICIPAL SERVICES



#### SHARED FITNESS





#### **STUDY SCOPE:**

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**Existing Site Fit and Feasibility Evaluation** 

What is the right project at the right investment level for the City of Grandview Heights?

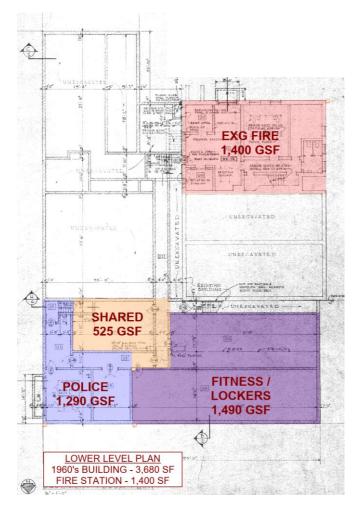
**Revised Proposed Program Fit and Feasibility Recommendations** 

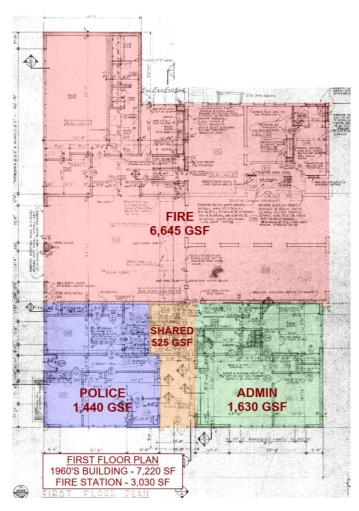




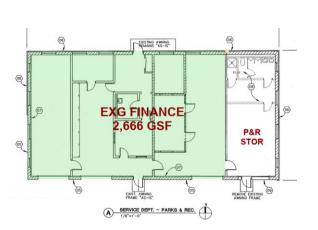
#### **EXISTING PROGRAM AREAS**











**1016 GRANDVIEW AVENUE** 

**1525 GOODALE BLVD** 





#### **FIRE/EMS**



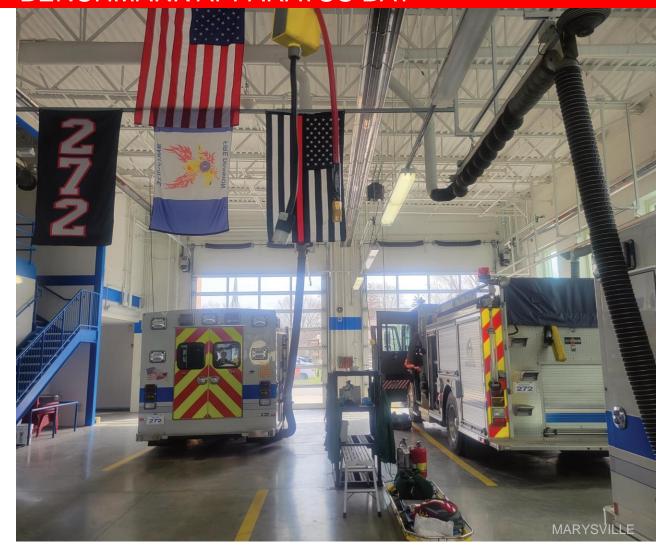
#### **EXISTING FACILITY DEFICIENCIES**

Inadequate space for maneuvering, storage, vehicle maintenance and training.

Inadequate vehicle exhaust and

fire carcinogen management

#### BENCHMARK APPARATUS BAY





components.



#### FIRE/EMS



#### **EXISTING FACILITY DEFICIENCIES**

Undersized for staffing needs

Residential appliances inappropriate for commercial use

Inadequate storage for multiple shifts of firefighters/paramedics

#### BENCHMARK KITCHEN / DINING







#### **FIRE/EMS**

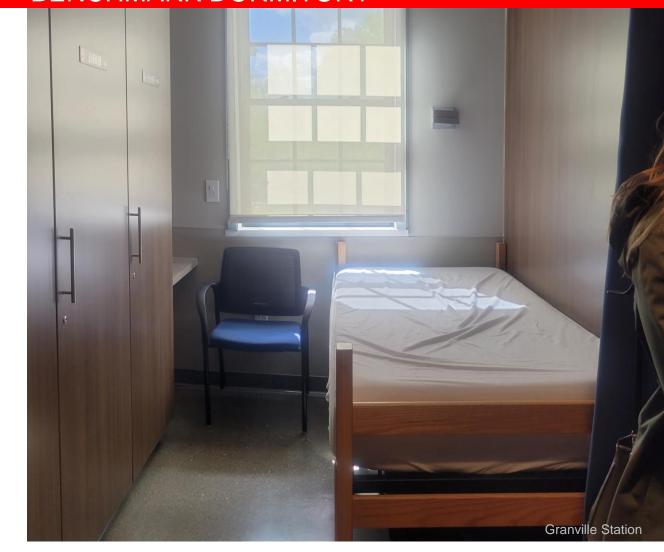
#### **EXISTING FACILITY DEFICIENCIES**

Inadequate separation of individual sleeping quarters

Lack of individual study area

Lack of safety features, including sprinklers and separate lighting controls.

#### **BENCHMARK DORMITORY**







#### FIRE / EMS OPERATIONS: EXISTING BUILDING DEFICIENCIES LIST

- Unsafe site circulation conditions. Apparatus circulation mixed with other vehicles.
- Apparatus bay doors undersized for modern apparatus. 14'x14' industry standard.
- Small bay spaces with little room for accessing equipment and washing & decontaminating apparatus & equipment.
- Improper ventilation within apparatus bays / no vehicle exhaust extraction system.
- Tools, equipment, and gear stored in contaminated "Hot Zones."
- Lack of good zone design separations and transitions due to age of facility.
- Many typical apparatus support spaces do not exist due to lack of available space.
- Lack of proper Turnout / Bunker Gear storage room.
- Inadequate decontamination area / lack of personal decontamination sequence spaces.
- No dedicated training room or hands-on training area typically found within fire apparatus bays.
- No dedicated, secured EMS supply / storage room.
- Insufficient storage space for public education materials, training supplies, and CPR equipment.
- Undersized dormitory lacking adequate storage space, privacy, lighting, study space, etc.
- Inadequate gender equality accommodations.
- Existing building fire protection, plumbing and mechanical systems are sub-standard with potential upgrades challenged by small apparatus bay, convoluted configuration of layout, and age of building.

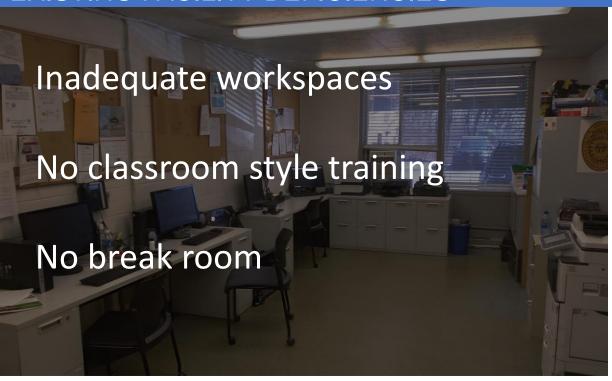




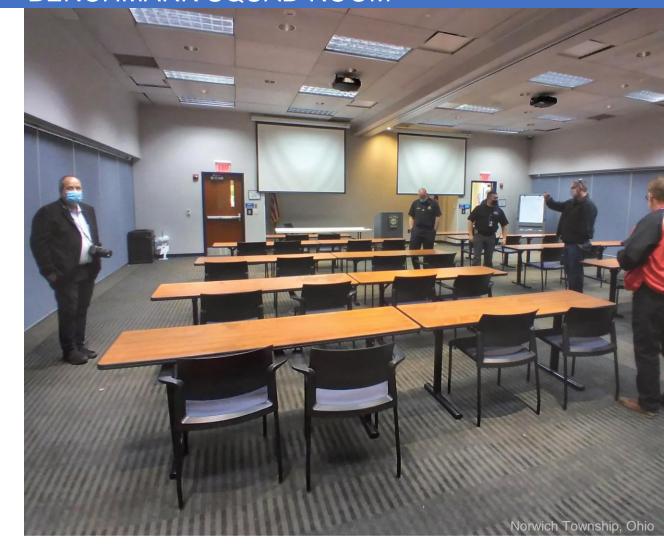
#### **POLICE**



#### **EXISTING FACILITY DEFICIENCIES**



#### BENCHMARK SQUAD ROOM







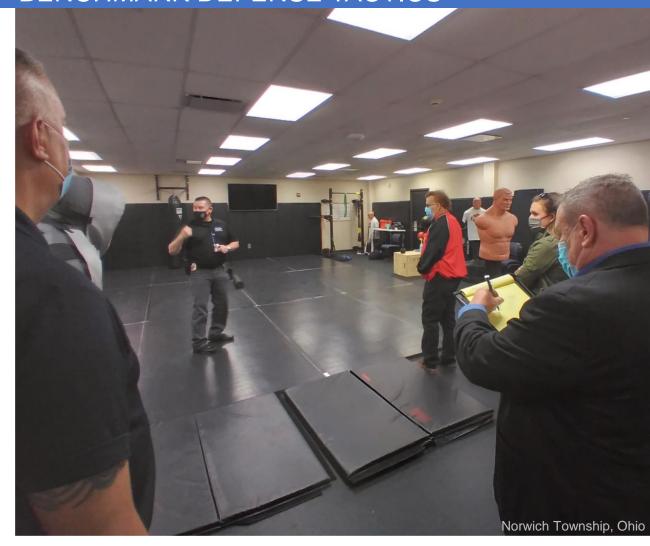
#### **POLICE**



#### **EXISTING FACILITY DEFICIENCIES**

No space for defensive tactics or scenario-based training of the Small locker rooms with poor ventilation

#### BENCHMARK DEFENSE TACTICS







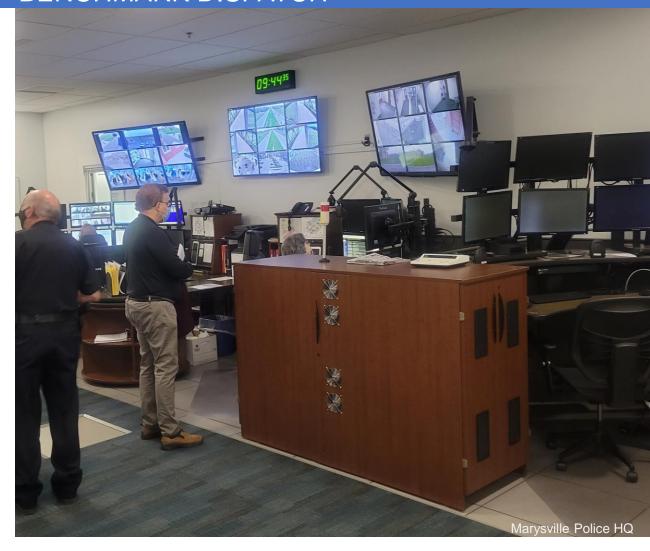
#### **POLICE**



#### **EXISTING FACILITY DEFICIENCIES**

No building security vestibule enclosure / safe room
Inadequate security barriers / separation from public
Dispatch is undersized without necessary storage

#### BENCHMARK DISPATCH







#### POLICE DEPARTMENT OPERATIONS: EXISTING BUILDING DEFICIENCIES LIST

- Inadequate security barriers / separation of public / police vehicle circulation
- Lack of internal circulation separation between defendants and other building users
- Shared toilet facilities among staff, detainees and public
- Inadequate acoustical separation between interview room and adjacent spaces
- No attorney / client conference spaces
- Lack of adequate armory and armory storage space
- Lack of adequate file storage space
- Lack of adequate on-site well-ventilated evidence processing and storage spaces
- Inadequate security barriers / separation between public visitors and patrol / operations areas
- No sallyport or temporary short-term holding rooms





#### **MUNICIPAL SERVICES FACILITY**



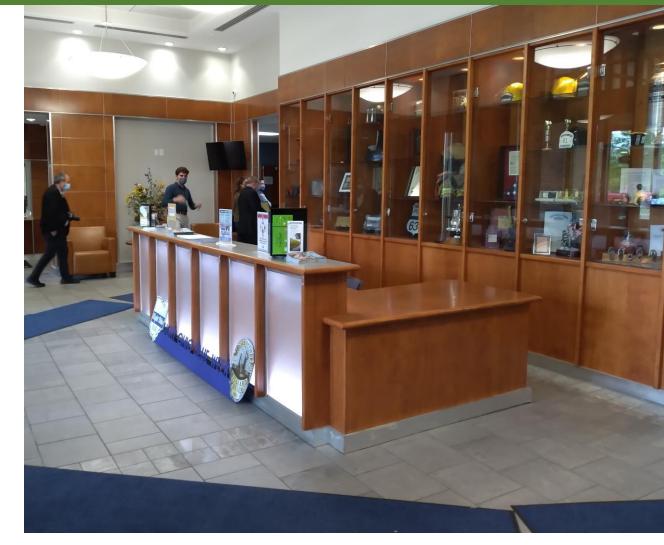
EXISTING PUBLIC LOBBY

No direct oversight / connection to admin staff

Limited display space

Does not allow for optimal access to and separation of functions









#### **MUNICIPAL SERVICES FACILITY**



**EXISTING OFFICE SPACE** Cramped shared office space Insufficient support spaces Departments in isolated spaces throughout the building Insufficient privacy for confidential







#### **MUNICIPAL SERVICES FACILITY**



# Undersized for larger meetings No counsel support spaces No direct access to police holding

Not suitable for court proceedings

#### BENCHMARK COUNCIL CHAMBERS







#### **STUDY SCOPE:**

What is the minimum advisable program?

Would reusing the existing building and site be advisable?

**Existing Facility Reuse Evaluation** 

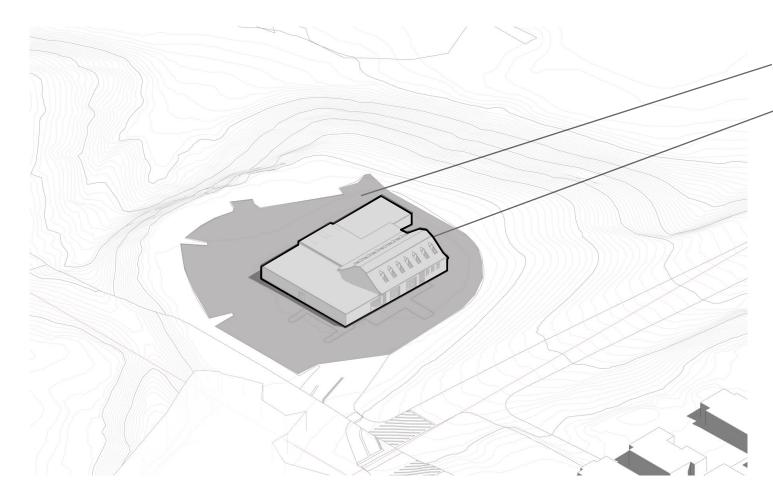
**Existing Site Fit and Feasibility Evaluation** 

What is the right project at the right investment level for the City of Grandview Heights?

**Revised Proposed Program Fit and Feasibility Recommendations** 







**PARKING: 27,000 SF** 

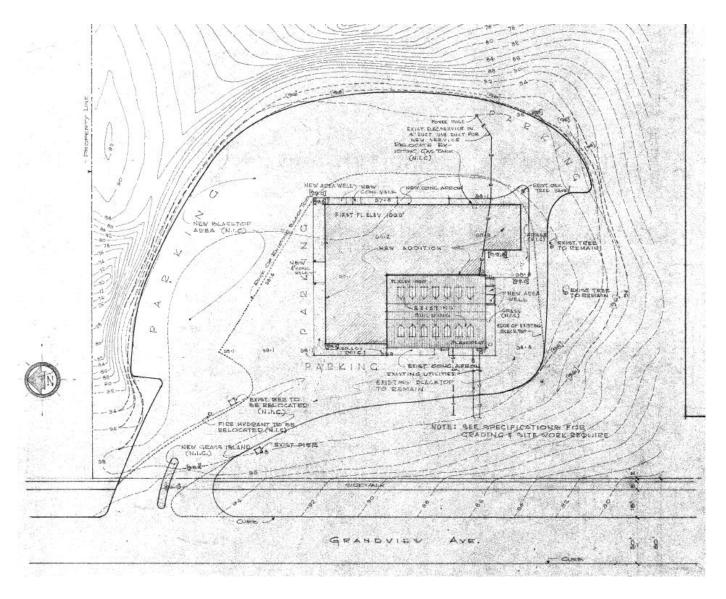
EXISTING BUILDING TO BE RENOVATED: 16,000 SF (does not include Finance Department, which is located elsewhere)

#### **Existing site circulation issues**

- Public Safety & public vehicles will still meet at a choke point (intersection).
- Remaining on the existing site will not address any sightline concerns for responding police and fire apparatus.
- Public, Police, Fire and City Admin parking will likely need to be comingled which presents a security issue.







#### **Existing site circulation issues**

- Public Safety & public vehicles will still meet at a choke point (intersection).
- Remaining on the existing site will not address any sightline concerns for responding police and fire apparatus.
- Public, Police, Fire and City Admin parking will likely need to be comingled which presents a security issue.

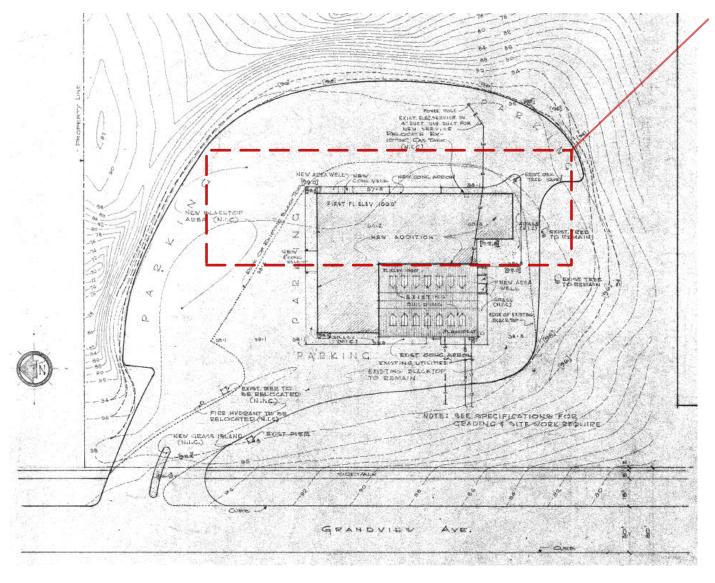
#### Renovating the existing structure

- A phased renovation could allow the facility to remain operational but would result in major disruptions and inconveniences during the process.
- Renovating the existing building would lead to costly improvements to meet today's code requirements without adding square footage. Potential areas of improvement including accessibility upgrades, MEP systems upgrades, building envelope improvements, structural modifications including the introduction of a new tornado shelter.
- The grade around the existing facility slopes away quickly and would limit areas of new construction.





#### **EXISTING**



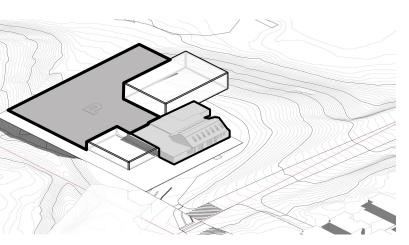
#### New construction – 2-story, 34,400 SF total program

- Temporary facilities would need to be provided to maintain operations for all displaced departments. A temporary fire station, including new utilities, site improvements, a rented tensile fabric structure for the apparatus and rented trailers for the admin and living quarters could easily exceed \$1,500,000.00. Similar temporary facilities, including utilities, for the police and admin could cost more than \$750,000.00.
- Constructing temporary facilities would delay work on the new facility until complete and require additional design fees and permits.
- The existing site is likely not large enough to place the temporary structures and allow for construction. A second site would need to be developed for these temporary buildings.
- The proposed future additions could be difficult to include on the existing site.

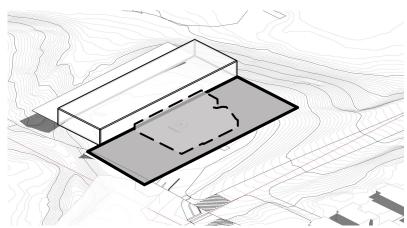




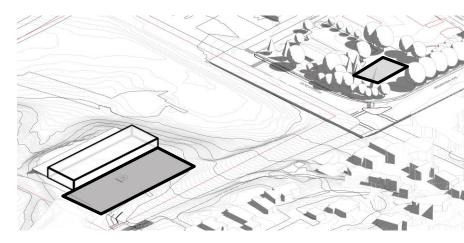
#### **SCHEMES STUDIED:**



OPT 1
ADDITION TO EXISTING



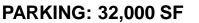
OPT 2
EXISTING BUILDING
DEMOLISHED AFTER
NEW CONSTRUCTION



OPT3
TEMPORARY FACILITIES +
NEW CONSTRUCTION







ADDITIONS: 19,000 SF

**EXISTING TO BE RENOVATED: 16,000 SF** 

#### **Existing site circulation issues**

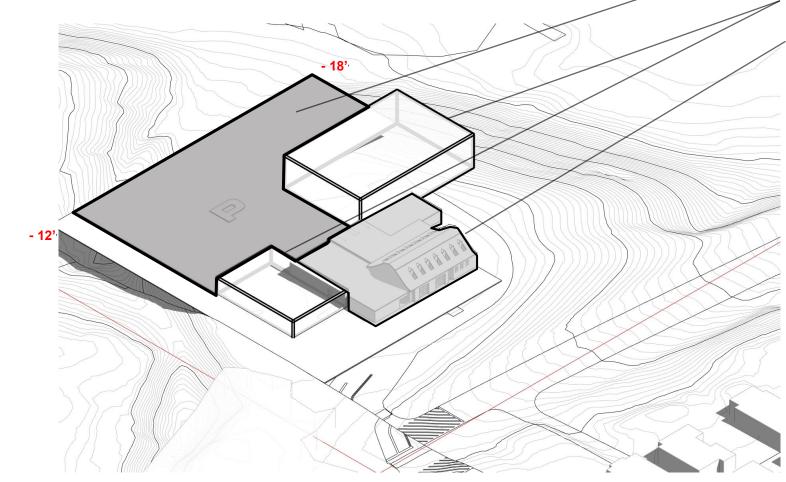
- Public Safety & public vehicles will still meet at a choke point (intersection).
- Remaining on the existing site will not address any sightline concerns for responding police and fire apparatus.
- Public, Police, Fire and City Admin parking will likely need to be comingled which presents a security issue.
- Logistics during construction difficult & expensive

#### Renovating the existing structure

- A phased renovation could allow the facility to remain operational but would result in major disruptions and inconveniences during the process.
- Renovating the existing building would lead to costly improvements to meet current codes.

#### **New Additions**

- Relationship of additions and existing structure likely to be less efficient in space use and limit potential for shared municipal areas and desired new public face to municipal services
- The grade around the existing facility slopes away quickly and would require additions to step down the slope.

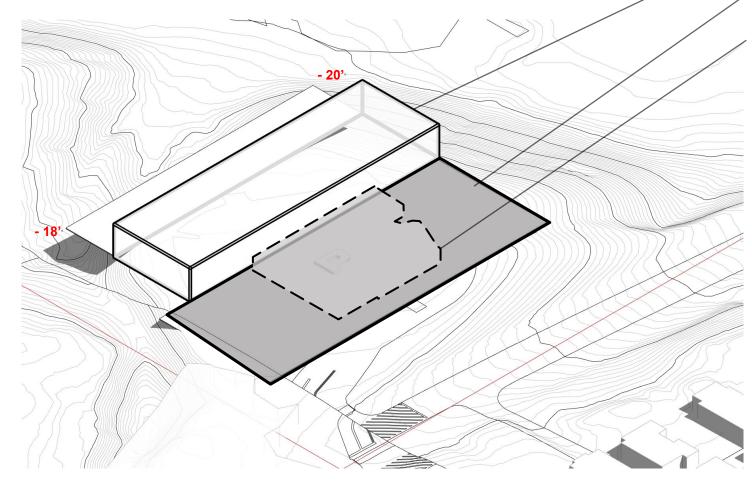








#### **OPTION 02**





**PARKING: 32,000 SF** 

#### EXISTING BUILDING TO REMAIN IN USE UNTIL NEW BUILDING COMPLETE

#### **Existing site circulation issues**

- Public Safety & public vehicles will still meet at a choke point (intersection).
- Remaining on the existing site will not address any sightline concerns for responding police and fire apparatus.
- Public, Police, Fire and City Admin parking will likely need to be comingled which presents a security issue.
- Logistics during construction difficult & expensive

#### New construction – 2-story, 34,400 SF program

- Some temporary facilities likely will need to be provided to maintain operations for all displaced departments.
   Constructing temporary facilities would delay work on the new facility until complete and require additional design fees and permits.
- The existing site is likely not large enough to place the temporary structures and allow for construction. A second site would need to be developed for these temporary buildings.
- The existing site could not accommodate any future additions







OPTION 03: NEW CONSTRUCTION W/ TEMP PD/FD

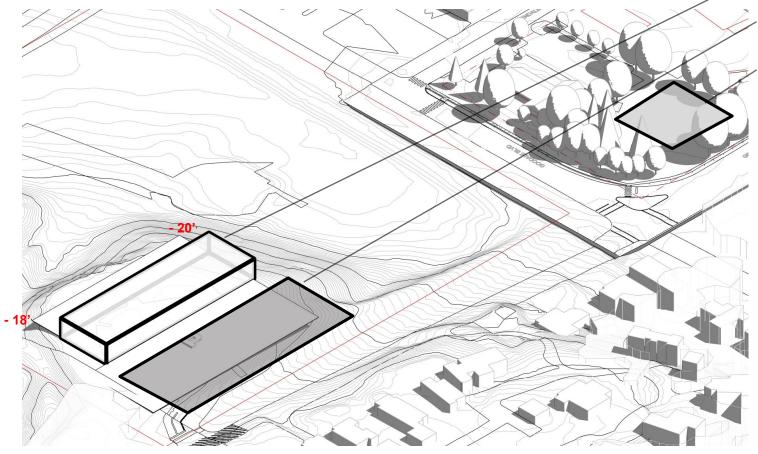


**PARKING: 32,000 SF** 

**TEMPORARY SITE** 

#### New construction – 2-story, 34,400 SF program

- Temporary facilities would need to be provided to maintain operations for all displaced departments. A temporary fire station, including new utilities, site improvements, a rented tensile fabric structure for apparatus and rented trailers for the admin and living quarters could easily exceed \$1,500,000. Similar temp facilities for police and admin could cost more than \$750,000.
- Constructing temporary facilities would delay work on the new facility until complete and require additional design fees and permits.
- The existing site is likely not large enough to place the temporary structures and allow for construction. A second site would need to be developed for these temporary buildings.
- Proposed future additions could be difficult to include on the existing site.









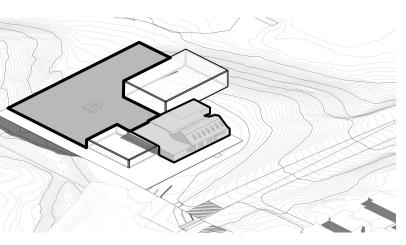


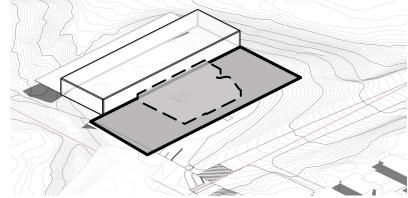


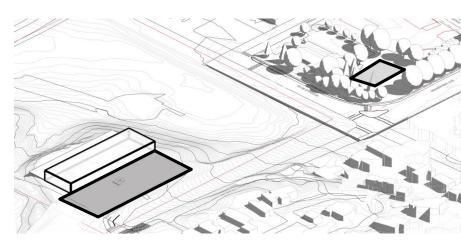
## 1

#### Reuse of this site would be expensive, disruptive and invasive

- This site is only 1.5 acres vs the bottom of the hill site at 3 acres
- This site has substantial limitations due to grade variability
- Overall, re-use of this site and building is not recommended







### OPT 1 ADDITION TO EXISTING

Sub-Optimal Architectural and Functional Outcome

# OPT 2 EXISTING BUILDING DEMOLITISHED POST NEW CONSTRUCTION

Extremely disruptive, likely not realistic operationally

## OPT 3 TEMPORARY FIRE HOUSE – NEW CONSTRUCTION

Significant costs for temporary fire/ems/police





#### **STUDY SCOPE:**

What is the minimum advisable program?

Would reusing the existing building and site be advisable?

**Existing Facility Reuse Evaluation** 

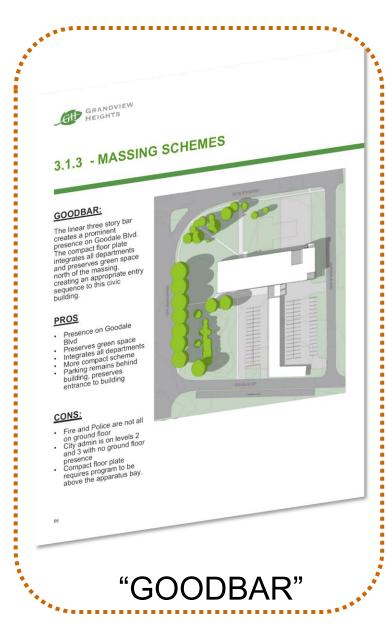
**Existing Site Fit and Feasibility Evaluation** 

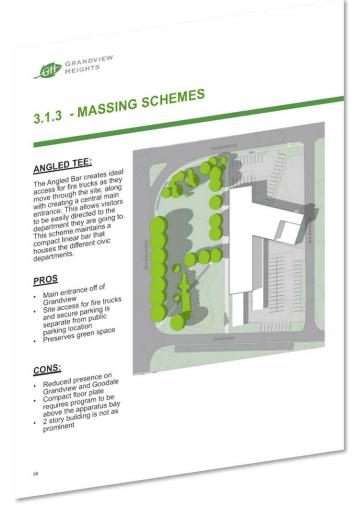
What is the right project at the right investment level for the City of Grandview Heights?

**Revised Proposed Program Fit and Feasibility Recommendations** 









GRANDVIEW HEIGHTS 3.1.3 - MASSING SCHEMES TRIAD: All three civic departments are brought together with a connecting lobby in the triad scheme. Each department has their own designated wing, while maintaining connectivity to the other civic functions. functions. Departments have designated leg for needed program and function Police has visibility to Police has visibility to secure parking lot Fire has easy access in and out of complex and out of complex center to visitor entrance center to visitor entrance Legs are connected with lobby space - easy access to departments and cross communication. communication CONS: Departments are more spread-out
Building footprint takes up
more of the site, reduces green space
2 story building is not as prominent
Shape not as flexible as simple bar

"ANGLED TEE"

"TRIAD"











FIRE/EMS, POLICE, MUNICIPAL SERVICES FACILITY LEVEL 1



BUILDING SAFETY SERVICES

SHARED BUILDING

MECHANICAL



MUNICIPAL SERVICES

BUILDING SAFETY SERVICES

SHARED BUILDING

MECHANICAL

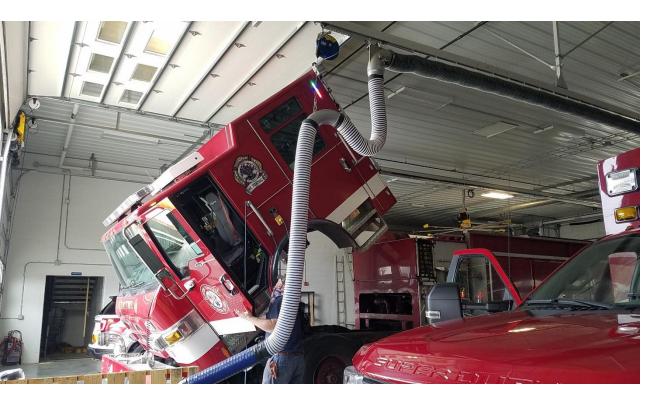
FIRE/EMS, POLICE, MUNICIPAL SERVICES FACILITY





**LEVEL 2** 

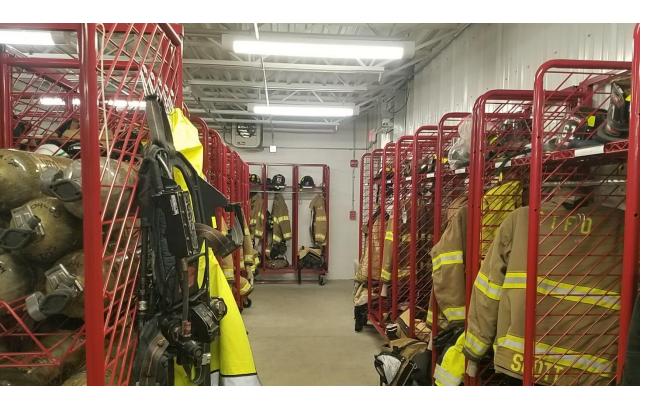
## FEATURES | APPROPRIATELY SIZED FIRE BAYS







## FEATURES | CARCINOGEN MANAGEMENT







## FEATURES | APPROPRIATE FIRE LIVING SPACES





## FEATURES | SHARED TRAINING AND FITNESS

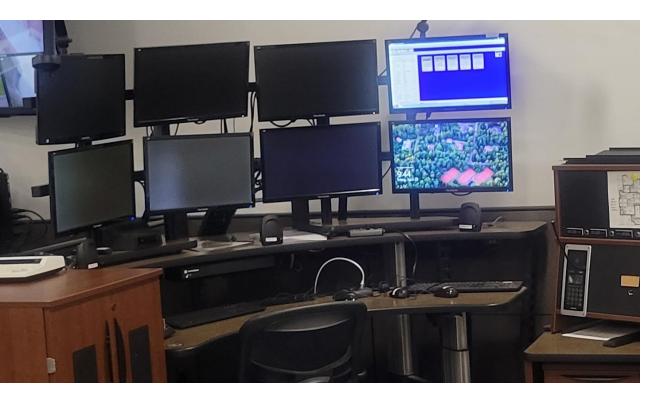








## FEATURES | MODERN COMMUNICATIONS







## FEATURES | POLICE LAB AND PATROL AREAS







## FEATURES | POLICE TACTICS & EVIDENCE









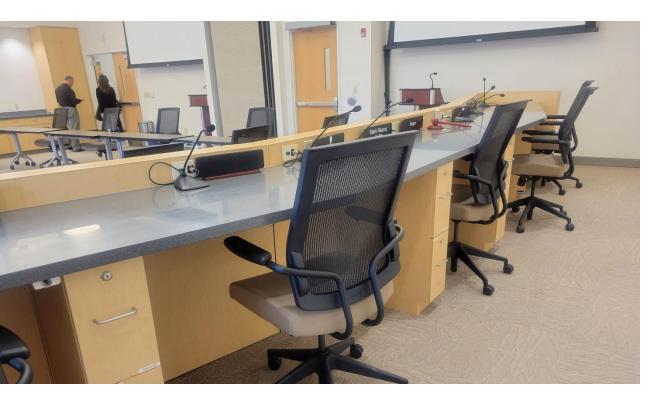
## FEATURES | APPROPRIATE PUBLIC MTG SPACES







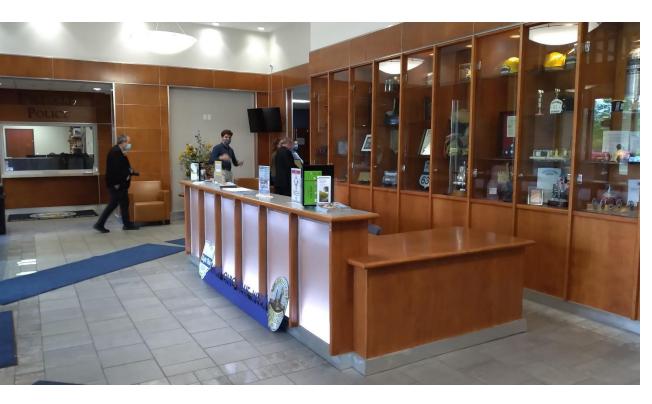
## FEATURES | MODERN AV/IT COMPONENTS







## FEATURES | PUBLIC & TEAMING AREAS







### FEATURES | EFFICIENT WORKSPACES

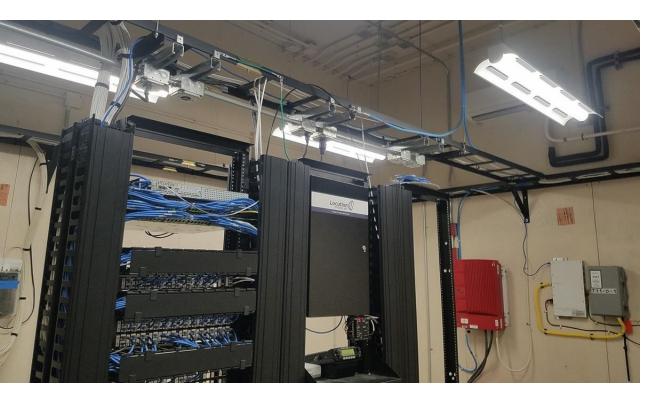








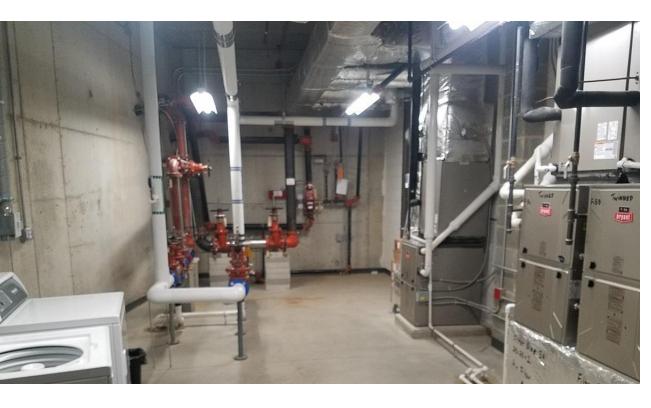
### FEATURES | RESPONSIVE, NIMBLE AV/IT







### FEATURES SUSTAINABLE MEP SYSTEMS







### FEATURES | HISTORY & PRIDE



















# SUPPORTING PROJECTS





- 3 | Wyman Woods Expansion Planning
- 4 | Adjacent Commerical Areas Planning







#### GRANDVIEW CENTER AT MCKINLEY FIELD

- Maintain and enhance overall Parks & Rec services.
- Finalize through community input process
- Modestly improve programming opportunities
- Plan for modest staffing growth
- Maximize storage opportunities
- Engage with surroundings
- Connect to both parking locations

Max. \$3M Total Investment

Community Program Spaces			
Description	Existing SF		
Vestibule	90		
Lobby/Welcome	400		
Public Restrooms (2W, 2M)	300		
Community Living Room	300		
Sm Activity / Stage / Fitness	200		
Main Activity Space	2,235		
Kitchen(ette)	260		
Sub-Total	3,785		

Parks & Rec Staff & Support			
Description	Existing SF		
Director's Office	125		
Staff Office (2)	220		
Open Office with (4) WS	250		
Storage	120		
Janitor Closet	40		
Mech/Elec	175		
Sub-Total	930		

TOTAL NET SF	4.715

THE CITY OF GRAND VIEW

TOTAL GROSS SF

4,951

### Parks & Facilities Advisory Board

- o Prioritize the new Fire/EMS, Police, and Administrative Services Facility; avoid scope creep here
- o Balance investments so that entire proposed City Facilities Master Plan can be completed
- Maintain green gateway; augment with additional place-making design components
- o Desired future recreation programming should guide "Grandview Center at McKinley" design
- Improve spaces both for seniors and for younger generations make great places and spaces!
- Develop project "theme" in keeping with new setting possible "nature" orientation? define with community
- Design generally to align with architectural style of Grandview Heights parks buildings
- o Anticipate desire for more active uses (yoga, gymnastics, etc.); prioritize flexibility in space design
- Leverage new location within a park setting to augment potential future programming
- Prioritize safety, particularly for new parking and entry from new proposed parking
- o Future Parks Master Planning Considerations:
  - Improve playground natural playscape, ADA improvements
  - Improve gardening experience better irrigation and ability to execute garden maintenance
  - Purchase two houses that sit within McKinley Field Park



# OVERALL SITE PLAN CONCEPT



### ENLARGED SITE PLAN CONCEPT



# Wyman Woods Expansion



# ADJACENT AREA PLANNING



# What We Are Recommending

Final Comprehensive Study Findings & Recommendations July 2022

# CURRENT COST ESTIMATE

	Estimated Costs	<b>Budget Capacity</b>
Fire/EMS, Police, and Administrative Services Facility	\$29.64M	\$27M - \$30M
New "Grandview Center" at McKinley Field Park	\$3M	\$3M - \$4M
Address Site at 1016 Grandview Avenue	\$1M	Up to \$1M
Total Estimated Costs vs. Budget Capacity	\$33.64M	\$31M - \$35M

### RECOMMENDATIONS

### CONSTRUCT

\$3M "Grandview Center" at McKinley Field

Parks & Recreation Facility

### CONSTRUCT

34,400 SF Fire/EMS, Police, and Administrative Services Facility

### PLAN

**Wyman Woods Expansion** through Comprehensive Parks & Rec Master Planning Process

### **ADOPT**

Area Plan Amendment to the Community Plan
Pending Planning Commission Review / Revisions / Action

# IMPLEMENTATION ORDER





# NEXT STEPS

1

2

3

4

Continued
Implementation
Planning

**COMMENCE** 

Grandview Center at

McKinley Field

DESIGN &

ENGINEERING

**COMMENCE** 

Fire/EMS, Police, and Administrative
Services Facility
DESIGN &
ENGINEERING

**COMMENCE** 

Parks and Recreation MASTER PLANNING

Spring/Summer

2022

Fall

2022

Winter

2023

Winter

2024



# THANK YOU!



